

CAUSE NO. _____

_____	§	JUSTICE OF THE PEACE
PLAINTIFF	§	
	§	
v.	§	PRECINCT NO. _____
	§	
_____	§	
DEFENDANT	§	TRAVIS COUNTY, TEXAS

VERIFICATION OF COMPLIANCE WITH LOCAL, STATE, AND FEDERAL EVICTION REQUIREMENTS

My name is: _____.

First

Middle

Last

I am (*check one*) ☐ the Plaintiff or ☐ an authorized agent of the Plaintiff in the eviction case described at the top of this page. I am capable of making this affidavit. The facts stated in the affidavit are within my personal knowledge and are true and correct.

1. Verification:

- a. Plaintiff is seeking to recover possession of the following property:

Name of Apartment Complex (if any)

Street Address & Unit No. (if any) City County State ZIP

- b. I verify that this property (select the one that applies): ☐ **is** ☐ **is not** a “covered dwelling” as defined by Section 4024(a)(1) of the CARES Act. The facts on which I base my conclusion are as follows:

(Please identify whether the property has a federally backed mortgage loan or federally backed multifamily mortgage loan, and if not, which database or information you have used to determine that fact.)

(If the property does not have a federally backed mortgage loan or federally backed multifamily mortgage loan, please state whether or not: (1) the property is a Low Income Housing Tax Credit (LIHTC) property, (2) the property is federally subsidized under any HUD program, or (3) the property leases to persons with Section 8 vouchers.)

- c. I verify that the premises (select the one that applies): ☐ **is** ☐ **is not** a property securing an FHA-insured Single Family mortgage.

- d. I verify that plaintiff (select the one that applies):

☐ **has** provided the defendant with 30 days’ notice to vacate as required under Section 4024(c) of the CARES Act. A copy of the notice is attached to the petition for eviction.

☐ **has not** provided the 30 days’ notice, because the property is not a “covered dwelling.”

- e.** I verify that at the time of filing the petition for eviction (check all that apply)
“Rental Assistance Remedies” means the rental assistance programs: Texas Rent Relief Program by the State, Travis County Emergency Rental Assistance Program (ERAP), or City of Austin’s Relief of Emergency Needs for Tenants (RENT). “Exhausted” means that all applications for all available Rental Assistance Remedies have been denied or are still pending after 45 days from the date of application.
- ☐ The landlord has a pending application for Rental Assistance Remedies
- ☐ The landlord has exhausted all available Rental Assistance Remedies
- ☐ Either the landlord or tenant is not eligible for any Rental Assistance Remedies
- ☐ The premises are subject to a homestead exemption and the name on the homestead exemption matches the plaintiff/landlord’s name
- ☐ I have provided the last known phone number and email address (if known to the plaintiff/landlord) of the defendant(s)/tenant(s) on the petition for eviction; or
- ☐ I affirm no phone number is known for defendant(s) /tenant(s.)
- ☐ **The defendant has vacated and/or is no longer in possession of the premises.**
- ☐ **The defendant continues to reside at and/or remains in possession of the premises.**
- f.** I verify that the premises (check all that apply)
- ☐ **are** in the City of Austin and the grounds for eviction are for non-payment of rent. A “Notice of Proposed Eviction” was given prior to the issuance of a notice to vacate consistent with the Austin municipal ordinance and a copy of this notice, along with the notice to vacate, are attached to the petition for eviction
- ☐ **are** in the City of Austin but no “Notice of Proposed Eviction” was required
- ☐ **are not** in the City of Austin

2. Declaration or Notary: Complete only one of the two following sections:

- a. Declaration:** I declare under penalty of perjury that everything in this verification is true and correct. My name is : _____

First Middle Last

My birthdate is: ____/____/____
Month Day Year

My address is:

Street Address & Unit No. (if any) City County State
ZIP

Signed on ____/____/____ in _____ County, Texas.
Month Day Year

Your Signature

OR

- b. Notary:** I declare under penalty of perjury that everything in this verification is true and correct

Your Printed Name **Your Signature** (sign only before a notary)

Sworn to and subscribed before me this _____ day of _____, 20____.

CLERK OF THE COURT OR NOTARY

Plaintiff must serve this affidavit to all other parties (including Defendant(s)) in accordance with TRCP 501.4.

CERTIFICATE OF SERVICE

I certify that a copy of this document was provided to all other parties (including Defendant(s)) via the following method(s) (check all that apply):

☐ First Class Mail to: _____ Date: _____
☐ Certified Mail, Return Receipt Requested to: _____
 CMRRR Number: _____ Date: _____
☐ Email to: _____ Date: _____
☐ Fax to: (_____) _____ - _____ Date: _____
☐ Hand Delivery to: (name) _____ Date: _____
☐ Other (explain): _____ Date: _____

Print Name

Signature

CARES Act
Public Law 116-136

Sec. 4024 TEMPORARY MORATORIUM ON EVICTION FILINGS.

(a) **DEFINITIONS.**—In this section:

(1) **COVERED DWELLING.**— The term “covered dwelling” means a dwelling that—

(A) is occupied by a tenant—

(i) pursuant to a residential lease; or

(ii) without a lease or with a lease terminable under State law; and

(B) is on or in a covered property.

(2) **COVERED PROPERTY.**—The term “covered property” means any property that—

(A) participates in—

(i) a covered housing program (as defined in section 41411(a) of the Violence Against Women Act of 1994 (34 U.S.C. 12491(a))); or

(ii) the rural housing voucher program under section 542 of the Housing Act of 1949 (42 U.S.C. 1490r); or

(B) has a—

(i) Federally backed mortgage loan; or (ii) Federally backed multifamily mortgage loan.

(3) **DWELLING.**—The term “dwelling”—

(A) has the meaning given the term in section 802 of the Fair Housing Act (42 U.S.C. 3602); and (B) includes houses and dwellings described in section 803(b) of such Act (42 U.S.C. 3603(b)).

(4) **FEDERALLY BACKED MORTGAGE LOAN.**—The term “Federally backed mortgage loan” includes any loan (other than temporary financing such as a construction loan) that —

(A) is secured by a first or subordinate lien on residential real property (including individual units of condominiums and cooperatives) designed principally for the occupancy of from 1 to 4 families, including any such secured loan, the proceeds of which are used to prepay or pay off an existing loan secured by the same property; and

(B) is made in whole or in part, or insured, guaranteed, supplemented, or assisted in any way by any officer or agency of the Federal Government or under or in connection with a housing or urban development program administered by the Secretary of Housing and Urban Development or a housing or related program administered by any other such officer or agency, or is purchased or securitized by the Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association.

(5) **FEDERALLY BACKED MULTIFAMILY MORTGAGE LOAN.**—The term “Federally backed multifamily mortgage loan” includes any loan (other than temporary financing such as a construction loan) that—

(A) is secured by a first or subordinate lien on residential multifamily real property designed principally for the occupancy of 5 or more families, including any such secured loan, the proceeds of which are used to prepay or pay off an existing loan secured by the same property; and

(B) is made in whole or in part, or insured, guaranteed, supplemented, or assisted in any way, by any officer or agency of the Federal Government or under or in connection with a housing or urban development program administered by the Secretary of Housing and Urban Development or a housing or related program administered by any other such officer or agency, or is purchased or securitized by the Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association.

(b) **MORATORIUM.**—During the 120-day period beginning on the date of enactment of this Act, the lessor of a covered dwelling may not-

(1) make, or cause to be made, any filing with the court of jurisdiction to initiate a legal action to recover possession of the covered dwelling from the tenant for nonpayment of rent or other fees or charges; or

(2) charge fees, penalties, or other charges to the tenant related to such nonpayment of rent.

(c) **NOTICE.**—The lessor of a covered dwelling unit-

(1) may not require the tenant to vacate the covered dwelling unit before the date that is 30 days after the date on which the lessor provides the tenant with a notice to vacate; and

(2) may not issue a notice to vacate under paragraph (1) until after the expiration of the period described in subsection (b).